166.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,071,700 / 1,071,700
					USE VALUE:	1,071,700 / 1,071,700
					ASSESSED:	1,071,700 / 1,071,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVEY WILLIAM T JR & MARY
Owner 2:	
Owner 3:	
Street 1:	12 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1914, having primarily Wood Shingle Exterior and 4617 Square Feet, with 12 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7500.000	615,500	4,700	451,500	1,071,700
Total Card	0.172	615,500	4,700	451,500	1,071,700
Total Parcel	0.172	615,500	4,700	451,500	1,071,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 232.11 | /Parcel: 232.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109830

GIS Ref

GIS Ref

Insp Date 07/21/18

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	615,400	4700	7,500.	451,500	1,071,600	1,071,600	Year End Roll	12/18/2019
2019	104	FV	495,000	4700	7,500.	451,500	951,200	951,200	Year End Roll	1/3/2019
2018	104	FV	459,900	4700	7,500.	399,900	864,500	864,500	Year End Roll	12/20/2017
2017	104	FV	430,900	4700	7,500.	335,400	771,000	771,000	Year End Roll	1/3/2017
2016	104	FV	430,900	4700	7,500.	335,400	771,000	771,000	Year End	1/4/2016
2015	104	FV	358,200	4700	7,500.	290,300	653,200	653,200	Year End Roll	12/11/2014
2014	104	FV	358,200	4700	7,500.	280,600	643,500	643,500	Year End Roll	12/16/2013
2013	104	FV	372,800	4700	7,500.	267,000	644,500	644,500		12/13/2012

!12850!

PRINT

Date	Time
12/11/20	02:52:59

LAST REV

Date	Time
04/07/20	14:15:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10541-327		5/29/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Meas/Inspect	HS	Hanne S
10/31/2008	Meas/Inspect	189	PATRIOT
4/27/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109830
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	12	Total:	12
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.96837473
Const Adj.:	1.00489950
Adj $ / SQ:	155.699
Other Features:	123500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	892013
Depreciation:	276524
Depreciated Total:	615489

COMMENTS

22 223308 646-1438.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

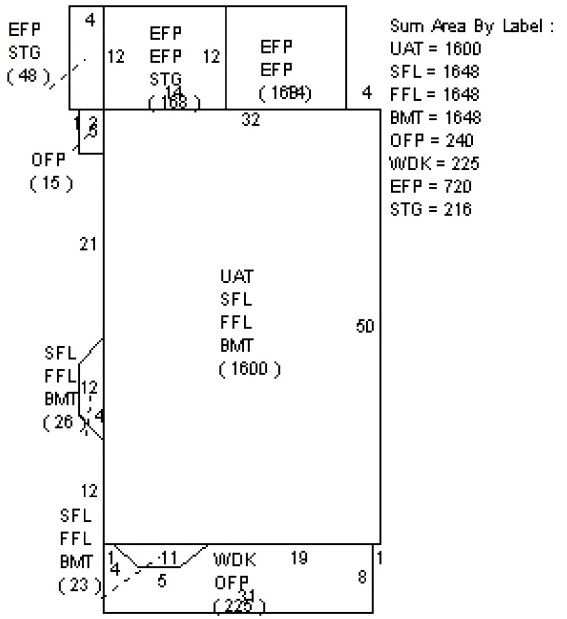
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.27
Special Features:	0	Val/Su Net:	91.21
Final Total:	615500	Val/Su SzAd	186.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,649	71.000	117,077
FFL	First Floor	1,649	155.700	256,748
SFL	Second Floor	1,649	155.700	256,748
EFP	Enclos Porch	720	31.160	22,434
UAT	Upper Attic	400	62.280	24,912
OFP	Open Porch	240	23.490	5,637
WDK	Deck	225	10.500	2,362
STG	Storage	216	6.960	1,503
	Net Sketched Area:	6,748	Total:	687,421
Size Ad	3298	Gross Are	7948	FinArea 4617

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700